

COMMUNITY DEVELOPMENT

SEPTEMBER 2017

DEVELOPMENT PROJECTS

Broadway + Acoma Lofts | 3401 South Broadway

Project: 110 residential units; 11,000 square feet retail/commercial space; covered and surface parking

- Construction continues.



1050/1090 West Hampden Avenue

Projects: 1050 West Hampden Avenue – 52,000 square foot Earth Treks climbing/fitness facility
1090 West Hampden Avenue – 650 units of indoor self-storage

- An interior demolition permit has been issued for 1050 West Hampden Avenue and a building permit has been issued for 1090 West Hampden.
- **The owner has submitted for a Planned Unit Development.**
- **A neighborhood meeting on the application was held in August.**

600 West Bates Avenue

Project: Artist Studio

- Building permit has been issued.
- **Site work continues.**



Hilltop Flats | 3800 South Broadway

Project: First floor retail; 2 story residential; comprising 9 apartment units

- The developer is seeking a restaurant for the 2,800 s.f. retail/restaurant space.
- **A building permit was applied for on August 31, 2017 and is currently under review.**

3555 South Clarkson Street

Project: 6-story assisted living and memory care facility

- A building permit is currently under review.
- Foundation permit was approved on June 23, 2017.

1100 East Girard Avenue

Project: 31 for-sale condominiums

- Construction continues.



William's Jewelers | 5095 South Broadway

Project: New retail building for jewelry store

- Construction continues.



3325 South Santa Fe Drive

Project: Indoor self-storage facility

- Plans have been submitted for review.

Iron Works Village | 601 West Bates Avenue

Project: 136 townhomes, condominiums, and single-family, for-sale units

- Site work has begun.



3576 South Logan Street

Project: Two buildings comprising a gross leasable area of 5,700 square feet. Medical and retail tenants being sought.

- Site work has begun.



Craig Hospital | 851 East Hampden Avenue

Project: New Parking Structure

- Site work has begun.



Medical Office Building | 506 East Hampden Avenue

Project: A proposed five-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The building proposes self-contained parking-offering valet parking and 325+ parking spots in a covered structure.

- A neighborhood meeting was held on August 24, 2017. A formal PUD application submittal is pending.

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood

- At the September 6 meeting, representatives from Earth Treks spoke regarding their plans for the new Englewood facility, which will be the largest indoor climbing facility in North America. Additionally, Slate Communications presented materials for the ACE ambassador program.

Board of Adjustment of Appeals

- On September 13, the Board granted a variance to reduce the rear setback from 20 feet to 6 feet for an attached garage. Property Address: 3940 South Pennsylvania Street

Keep Englewood Beautiful

- The first Household Hazardous Waste Round-up was held on September 9, with a record 319 people dropping off hazardous materials and electronic waste.
- The next Round-up is scheduled for September 16.

Historic Preservation Commission

- The Historic Preservation Commission held its first meeting August 16.

- The Commission will review Bylaws and develop a mission statement at the September 20 meeting.

Planning & Zoning Commission

- On August 22, 2017, the Commission reviewed the City's multi-year capital improvement projects and provided recommendations to City Council. The Commission also reviewed the Arapahoe County Master Bicycle and Pedestrian Plan.
- A public hearing on Accessory Dwelling Unit regulatory amendments to Title 16, Unified Development Code was held on September 6, 2017. The Commission recommended approval to City Council.
- A public hearing to rezone 3 parcels in the R-1-C zone district to a Planned Unit Development was heard at the September 6, 2017 meeting. The Commission did not recommend approval to City Council.

SPECIAL PROJECTS

- Healthy Corridors: Englewood (and the South Broadway Corridor) was selected by the Urban Land Institute (ULI) for assessment as part of their national Healthy Corridors Initiative.
 - The local leadership committee, comprised of staff, Englewood community members, and ULI staff, met on July 17 and August 3 to start planning the local workshop, which will be held on Tuesday, October 10. A national panel of experts will conduct an assessment of the Corridor in early 2018.
- **Broadway-Mansfield Enhanced Safety Crossing Project:** Preliminary design work has been completed. Plans are being made to reach out to adjacent property and business owners.
- **Rail~Volution:** On September 19, Community Development staff will facilitate a mobile workshop on the evolution of the CityCenter project, in conjunction with the National Rail~Volution Conference being held in Denver.

BUSINESS NEWS

New Businesses

Ere Broadway Fg, LLC	4989 S Broadway A	Restaurant
Englewood Tavern	4386 S Broadway	Tavern
Great Western Seal and Gasket	4520 S Navajo St G	Manufacturing
Patriot Motors Inc	3801 S Broadway	Used Auto Dealer
Moto Lab	2445 S Raritan St	Auto Repair
Summit Collision & Repair	2005 W Dartmouth Ave	Auto Repair
Metro Urgent Care	500 W Hampden Ave	Health Care Services
NCTI of Colorado	333 W Hampden Ave Flr04	Cognitive Behavior Change Classes
WirelessPCS CO LLC	4011 S Broadway 104	Electrical Supply Stores

Business Workshops and Training

- The Greater Englewood Chamber of Commerce hosted a Business for Breakfast on Tuesday, September 12. The event featured an overview of Englewood's economic development programs and resources. Approximately 25 people were in attendance.
- Englewood partners with the Aurora-South Metro Small Business Development Center to provide training and one-on-one consulting. **To register for training or consulting, please call 303.326.8686. Upcoming opportunities include:**

- One-on-One Small Business Consulting on October 19.
- Cash Flow Fundamentals on October 19.
- Leading Edge – Business Plan in a Day on October 20.

Economic Development Grants

- **Business Initiation Grant**

Preliminary Approval: DartMania - \$2,500 to fund code-driven interior build out of the space.

Other Business

- **301 Englewood Parkway: DartMania opened August 25, 2017.**
- **160 East Girard Avenue: Black Cabin Printing Press anticipates opening end of September.**
- 2950 South Broadway: [Chuey Fu's Asian Grub](#) is opening a South Broadway location.
- **3495 South Broadway: El Tepehuan anticipates reopening in September.**
- [Opera Colorado](#) is relocating its administrative offices to 4121 South Navajo, the Oxford Station site. Opera Colorado will bring approximately 15 new jobs to Englewood.
- 4626 South Broadway: [International Rarities Vault](#), offers rare coins and provides professional numismatic services to dealers, investors, and collectors
- 3394 South Broadway: The Tabletop Tap, bar with board games and arcade [BusinessDen](#)
- 2749 South Broadway: Under contract for a hair salon and barbershop.
- 3483 South Broadway: Sold to a buyer that intends to open a restaurant. Additional retail and office lease space is still available.
- **101 West Floyd Avenue: Mac Outlet and Table Steaks is on the market for sale.**
- **200 West Belleview Avenue: The K-Mart store is scheduled to close in mid-November. Staff is working with the property owner to redevelop or re-tenant this high profile property. [News Article](#)**



BUILDING NEWS

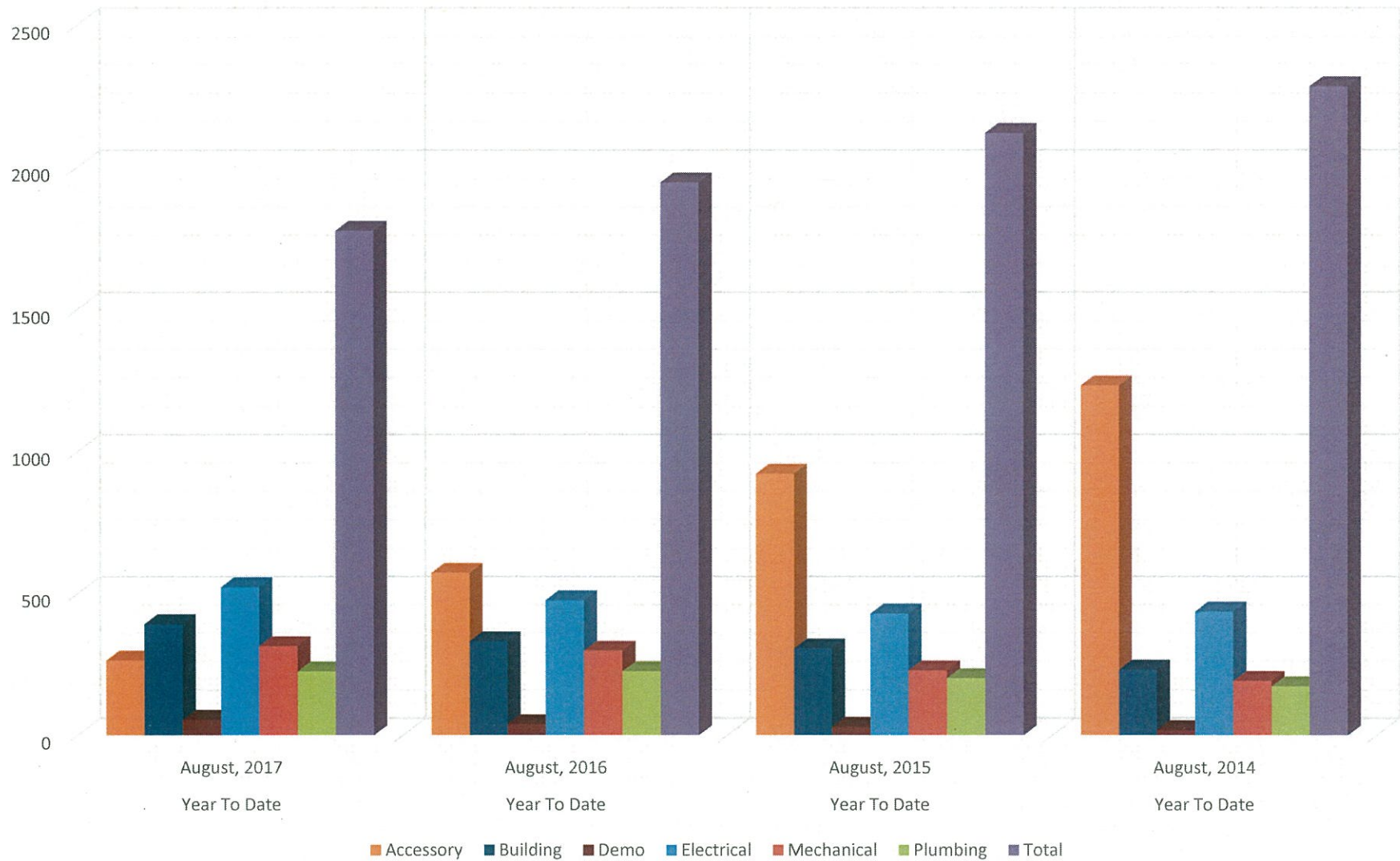
- See the following pages.

City of Englewood, Colorado
Building Division Monthly Report - August 2017

	Number August, 2017	Number August, 2016	Number August, 2015	Number August, 2014	Year To Date August, 2017	Year To Date August, 2016	Year To Date August, 2015	Year To Date August, 2014
No. Permits								
Accessory	37	76	209	469	265	573	922	1,232
Building	52	55	52	35	393	332	307	232
Demo	5	6	7	0	55	39	30	18
Electrical	84	60	57	60	523	477	430	437
Mechanical	45	37	32	13	315	299	229	192
Plumbing	24	24	29	15	226	227	202	173
Total	247	258	386	592	1777	1947	2,120	2,284
Inspections								
Building	307	346	300	305	2540	2745	2,681	1,804
Demo	6	10	5	0	49	36	11	0
Electric	281	308	228	218	1768	2144	1,718	1,550
Mechanical	113	110	83	71	859	848	682	592
Plumbing	80	144	106	97	870	1111	916	771
Total	787	918	722	691	6086	6884	6,008	4,717
Valuation	\$17,190,635	\$4,276,906	\$6,640,038	\$17,333,585	\$74,386,778	\$54,425,491	\$92,559,667	\$95,513,323
Fees								
Licenses	\$10,550	\$12,575	\$13,450	\$14,300	\$93,700	\$90,825	\$84,738	\$82,175
Permit Fees	\$88,893	\$51,692	\$74,199	\$124,143	\$478,604	\$504,208	\$585,513	\$493,180
Plan Ck	\$55,990	\$12,861	\$5,398	\$18,015	\$281,110	\$176,878	\$202,245	\$82,401
Use Tax	\$306,723	\$77,327	\$117,245	\$228,700	\$1,308,065	\$964,193	\$1,683,623	\$1,179,110
Total	\$462,156	\$154,455	\$210,292	\$385,158	\$2,161,479	\$1,736,104	\$2,556,119	\$1,836,866

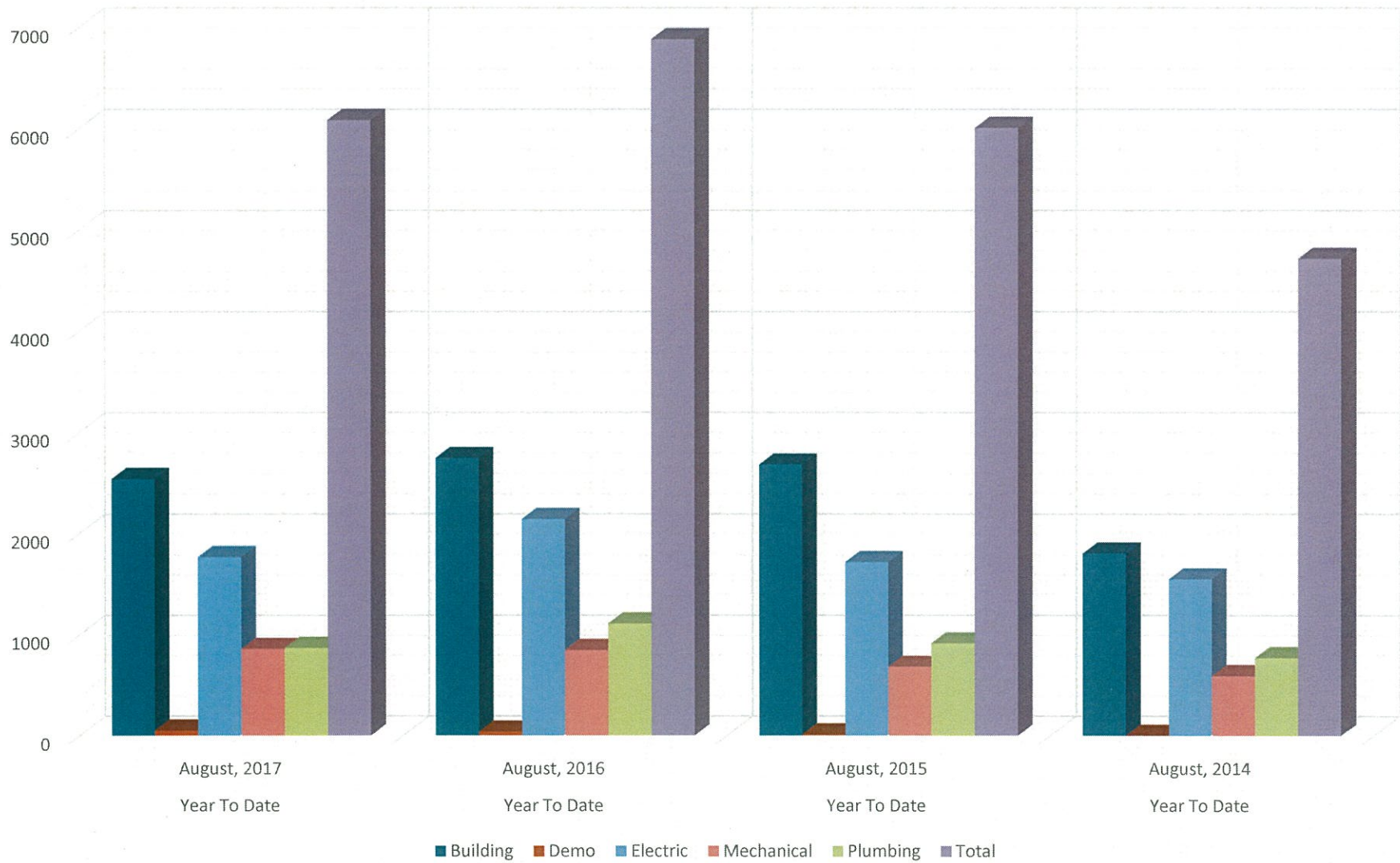
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Permits Issued To Date



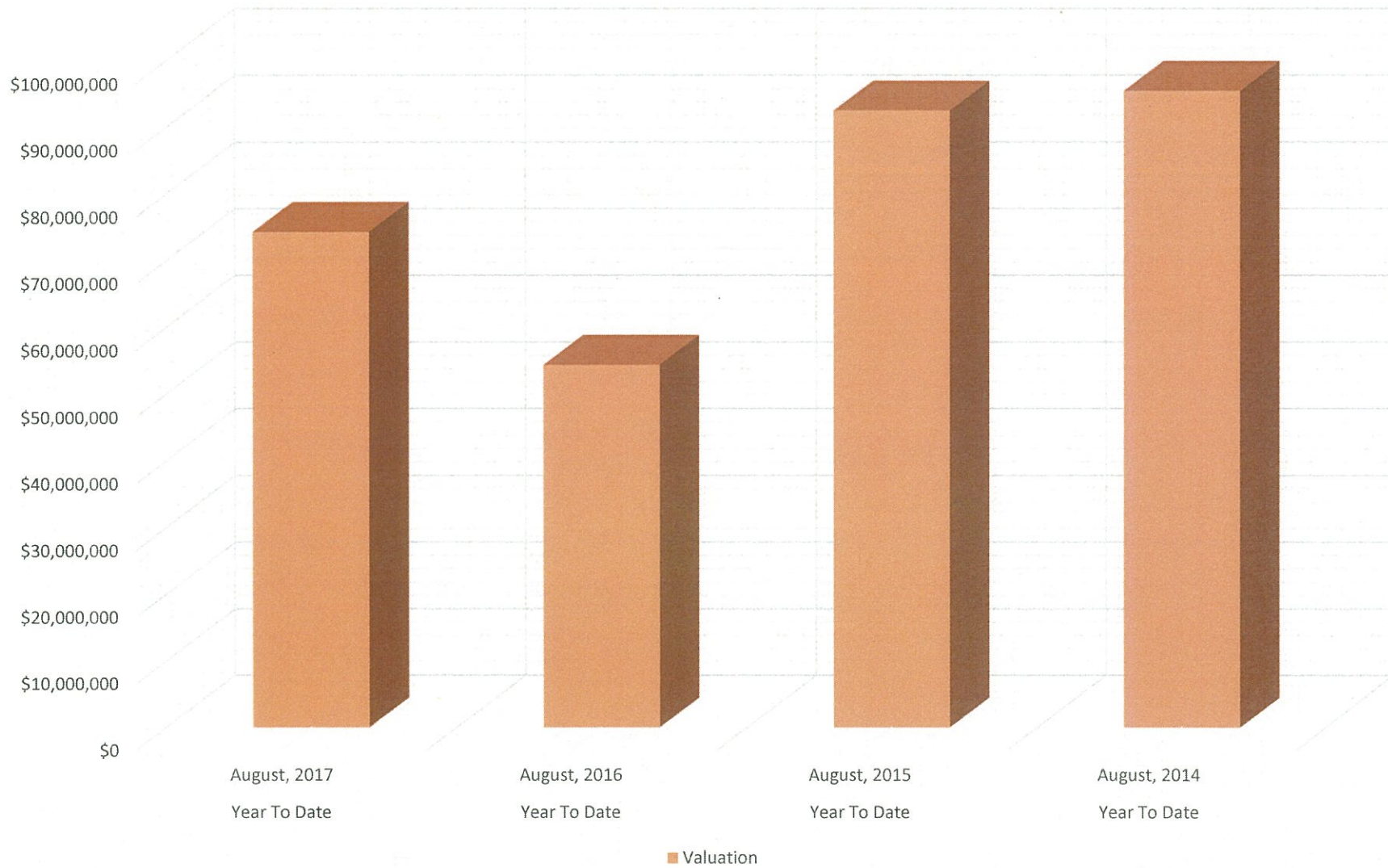
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Inspections Performed To Date



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Valuation



City of Englewood, Colorado
Building Division Monthly Report - August 2017

Fees Collected To Date

